

**TOWN OF ELSMERE  
BOARD OF ADJUSTMENTS  
MEETING MINUTES  
JULY 27, 2010  
6:30 P.M.**

**PLEDGE OF ALLEGIANCE:**

**CALL TO ORDER:**

**ROLL CALL:**

Board Member Patricia Boyd – Present  
Board Member James Personti – Absent  
Board Member John Smith – Present  
Board Member Thomas Manuel – Present  
Chairman Paul Chalfant – Present

**OLD BUSINESS:**

None

**NEW BUSINESS:**

The Board of Adjustment Reviewed Petition 10-07 tax parcel number 1900-200-238 also known as 215 New Road.

Mr. Jim Lampkin present the application on behalf of Koons Automotive for a special exception use permit to allow the existing building and property to be used as an automobile storage facility. All of the variances that are being requested are conditions that are currently. There will be no service offered to the public at this facility, only pre sale inspections will be completed.

Chairman Chalfant asked if there would be any gasoline storage at this facility.

Mr. Joe Rinaldis of Koons Automotive stated that they are actually removing storage of gasoline from all of their sites in the country and will be purchasing from local service systems.

Board Member Smith asked if there would be security at the property.

Mr. Rinaldis stated that they will be installing a state of the art security system at the site and will probably be including this site in the hourly security drive by done by their security contractor for the existing store. In addition to the security they will be increasing the lighting in the parking lot to step up the security of the property. They will be meeting with the Police Department to get them familiar with the property.

Board Member Boyd asked how quickly the turn over for vehicles is.

Mr. Rinaldis stated that this will be the only storage facility for the Wilmington Location and will typically have a minimum of 80 vehicles in storage at a time.

Chairman Chalfant asked where the vehicles are currently stored.

Mr. Rinaldis stated that the vehicles are currently kept in 2 locations and it is difficult to know which location to go to, this facility would consolidate all of the vehicles into one central location and there would only be the 30 vehicles at the sales lot and the vehicles at this lot.

Chairman Chalfant asked what type of fence they will be installing at the property.

Mr. Jim Lampkin stated that they will be putting up a 6 foot chain link fence with barbed wire on top.

Chairman Chalfant questioned if the access to the old DelCampo Bakery would remain.

Mr. Lampkin stated that they have spoken with the current property owner and they have agreed that Koons Automotive will be replacing the entire fence and remove the access which will also cut down on crime.

Board Member Boyd asked if there would be any signs posted at the property.

Mr. Rinaldis stated that there will not be any signs placed at this property to prevent attention to the types of vehicles located here.

Code Enforcement Officer Brian Swift stated his only recommendation is that they be required to receive full approval from the State of Delaware Fire Marshalls Office prior to receiving any construction permits.

**ACTION:** A motion was made by Board Member Smith to Approve Petition 10-07 with the condition that they receive all proper approvals from the State of Delaware Fire Marshalls Office and comply with all Building Codes within the Town of Elsmere. The motion was seconded by Board Member Manual.

**VOTE:**

All in favor      Vote: 4-0 with 1 Absent      Motion Carried

**ITEMS SUBMITTED BY CHAIRMAN AND BOARD MEMBERS:**

**PUBLIC COMMENT:**

## **APPROVAL OF MINUTES:**

### Minutes from the June 22, 2010 Board of Adjustment Meeting

**ACTION:** A motion was made by Board Member Boyd to approve the minutes of the June 22, 2010 Board of Adjustment Meeting. The motion was seconded by Board Member Smith.

**VOTE:**

All in favor Vote: 4-0 with 1 Absent Motion Carried

## **ADJOURNMENT:**

**ACTION:** A motion was made by Board Member Smith to adjourn. The motion was seconded by Board Member Manual.

**VOTE:**

All in favor Vote: 4-0 with 1 Absent Motion Carried

At this time the meeting was adjourned.

These minutes summarize the agenda items and other issues discussed at the July 27, 2010 Board of Adjustment Meeting. Votes are recorded accurately. The audio tape(s) of this meeting will be available at Town Hall for a period of two years from the date these minutes are approved. The audio tape(s) may be reviewed at Town Hall by appointment and in accordance with the Freedom of Information Act.

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**PAUL CHALFANT, CHAIRMAN**

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**JAMES PERSONTI, SECTRARY**